

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS

In Re:

**John Malone,
Debtor**

**Chapter 13
Case No. 24-10885**

MOTION TO WITHDRAW DEBTOR'S MOTION FOR SALE
AND SUPPLEMENTAL MOTION FOR SALE

Now comes the Debtor and requests the Court approve Debtor's withdrawal of his Motion to Sell Real Estate (Doc 97) and his Supplemental Motion for Sale (Doc 150). In support of this Motion, Debtor states that Judge Panos ruled that he will not approve the Motion. Debtor is now seeking to accept a significantly higher offer on the real estate. Debtor intends to submit a new Motion for Sale within a reasonable time.

WHEREFORE, the Debtor requests the following:

1. Withdrawal of Debtor's Motion to Sell Real Estate (Doc 79) and Supplemental Motion for Sale (Doc 150).
2. For such other and further relief as the court deems just.

Debtor,
By his attorney,

Dated: July 3, 2025

/s/ John Ullian
John Ullian, Esq., BBO No. 542786
Amy Puliafico, Esq., BBO No. 682332
The Law Firm of Ullian & Associates, P.C.
220 Forbes Road, Suite 106
Braintree, MA 02184
(781) 848-5980

CERTIFICATE OF SERVICE

I, John Ullian, hereby certify under the pains and penalties of perjury that I served the foregoing **MOTION TO WITHDRAW MOTION FOR SALE AND SUPPLEMENTAL MOTION FOR SALE** by ECF or mailing a copy of same, postage prepaid, to the following interested parties and on the attached matrix.

Office of the US Trustee
John W. McCormack Post Office and Courthouse
5 Post Office Square, 10th Floor, Suite 1000
Boston, MA 02109

Carolyn Bankowski
Chapter 13 Trustee
PO Box 8250
Boston, MA 02114

John Malone
28 Savin Hill Avenue
Dorchester, MA 02125

28 Berkshire Ave LLC
Peter Pasciucco
50 Redfield Street
Suite 201
Boston, MA 02122

American Building Construction, Inc.
82 Union St.
Quincy, MA 02169

Chloe, LLC
c/o Ehrhard & Associates, P.C.
27 Mechanic Street, Suite 101
Worcester, MA 01068

Federal Home Loan Mortgage Corp
Jason Giguere
Zwicker & Associates, P.C.
80 Minuteman Road
Andover, MA 01810

Federal Home Loan Mortgage Corp
Joseph Dolben
Harmon Law Offices, P.C.
150 California Street
Newton, MA 02458

Federal Home Loan Mortgage Corp
Brian M Kiser
Marinosci Law Group, P.C.
275 West Natick Road, Suite 500
Warwick, RI 02886

The Bank of New York Mellon
Marcus Pratt
Korde & Associates, P.C.
900 Chelmsford Street, Suite 3102
Lowell, MA 01851

Date: July 3, 2025

/s/ John Ullian
John Ullian, Esq., BBO No. 542786
Amy Puliafico, Esq., BBO No. 682332
The Law Firm of Ullian & Associates, P.C.
220 Forbes Road, Suite 106
Braintree, MA 02184
(781) 848-5980

Label Matrix for local noticing
0101-1
Case 24-10885
District of Massachusetts
Boston
Thu May 8 09:06:01 EDT 2025

Boston
U. S. Bankruptcy Court
J.W. McCormack Post Office & Court House
5 Post Office Square, Suite 1150
Boston, MA 02109-3945

American Building Construction, Inc.
82 Union St.
Quincy, MA 02169-6973

Chloe, LLC
c/o Ehrhard & Associates, P.C.
27 Mechanic Street, Suite 101
Worcester, MA 01068 United States 01608

Attn: Massachusetts Dept. of Revenue
Bankruptcy Unit
PO Box 7090 Boston, MA 02204

Bank of America, N.A.
475 Cross Point Pk
Getzville, NY 14068-1609

Boston Water and Sewer Commission
980 Harrison Avenue
Boston, MA 02119-2530

Boston Water and Sewer Commission
P.O. Box 55466
Boston, MA 02205-5466

City of Boston Real Estate Tax
CITY OF BOSTON, BOX 55808
Boston, MA 02205

Discover Bank
2479 Edison Blvd, Unity A
Twinsburg, OH 44087-2475

Fed Home Loan Mortgage Corp as Trustee
26 Savin Hill Ave
Dorchester, MA 02125-4099

Fed Home Loan Mortgage Corp as Trustee
c/o Specialized Loan Servicing
P.O. Box 636005
Littleton, CO 80163-6005

Federal Home Loan Mortgage Corp. Trustee (Se
c/o Newrez LLC
dba Shellpoint Mortgage Servicing
(fka Specialized Loan Servicing LLC)
6200 S. Quebec Street, Suite 300
Greenwood Village, Colorado 80111-4720

Federal Home Loan Mortgage Corp. Trustee for
Freddie Mac Seasoned Credit Risk
c/o Shellpoint Mortgage Servicing
PO Box 10826 Greenville
Greenville, SC 29603-0826

National Grid
P.O. Box 371338
Pittsburgh, PA 15250-7338

Specialized Loan Servicing, LLC
Specialized Loan Servicing LLC
P.O. Box 636005
Littleton, CO 80163-6005

The Bank of NY Mellon Indenture Trustee
c/o Bank of America, N.A.
475 Cross Point Pkwy PO Box 9000
Getzville, NY 14068-9000

The Bank of New York Mellon
c/o Bank of America, N.A.
P.O. Box 31785
Tampa, FL 33631-3785

Carolyn Bankowski-13-12
Chapter 13-12 Trustee Boston
P. O. Box 8250
Boston, MA 02114-0950

John Malone
28 Savin Hill Avenue
Dorchester, MA 02125

John A. Ullian
The Law Firm of Ullian & Associates, P.C
220 Forbes Road, Suite 106
Braintree, MA 02184-2711

Richard King - B
Office of the US Trustee
J.W. McCormack Post Office & Courthouse
5 Post Office Sq., 10th Fl, Suite 1000
Boston, MA 02109-3934

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)28 Berkshire Ave LLC

(u)Federal Home Loan Mortgage Corporation, as

(u)The Bank of New York Mellon FKA The Bank

(u)Specialized Loan Servicing, LLC

(u)The Bank of NY Mellon Indenture Trustee

End of Label Matrix

Mailable recipients 21

Bypassed recipients 5

Total 26